

**Town of Wellesley  
Community Preservation Committee  
Minutes-October 13, 2010**

**The Community Preservation Committee met in The Kingsbury Room at the Wellesley Police Station on October 13, 2010 at 7:30pm**

**Present were the following CPC members: Jack Morgan (Chair), Tony Parker, Allan Port (Vice Chair) (arrived at 7:50), Stephen Murphy, Joan Gaughan, Bob Goldkamp, Jim Conlin, and Don McCauley (arrived at 7:55). Susan Minio, CPC administrative assistant was also present. Absent was Kara Cicchetti**

Other attendees include: Maura Murphy (Advisory Committee)

The Chair called the meeting to order at 7:40PM.

**Citizen Speak**

No citizens chose to speak.

**Approval of minutes of September 16, 2010 meeting**

It was noted that Don McCauley's name needed to be added to the list of attendees from at the September 16<sup>th</sup> meeting.

Tony Parker moved to approve the minutes from the September 16<sup>th</sup> meeting as amended with Don McCauley's name added to the attendee list.

Joan Gaughan seconded the motion for approval of the minutes as amended.

After a vote, the minutes as amended were approved unanimously.

**Fuller Brook Financial Update**

Based on the last discussion surrounding the approval of invoices and the overall budget on large-scale projects, the Chair created a spreadsheet of actual vs projected spend for the Fuller Brook Park project that will be used to track the invoices and billing for this project. The Chair has sent an email to the Fuller Brook Park Coordinating Committee asking a number of questions regarding spending. He did not receive a response prior to the CPC meeting. CPC received two additional invoices prior to this meeting, these invoices will be held until the Chair receives a response to the questions posed to the FBPCC. These invoices will be formally addressed at the November 3<sup>rd</sup> CPC meeting, when the FBPCC will be requested to make a presentation regarding the project.

The CPC tabled a discussion -- until the arrival of Mr. Port, Vice Chair -- regarding five transfer bills from the DPW for the survey work done on Fuller Brook Park.

**Invoices for the St. James Project**

There were two invoices for the St. James project for approval.

*Gale Associates*: Invoice dated September 30, 2010 for \$3,200 for work done August 1-August 28, 2010 on the St. James parcel. Per Hans Larsen, Town Executive Director, and Allan Port, CPC Vice Chair, the work billed has been completed as stated and charged on the invoice.

*Colliers Meredith & Grew*: Invoice dated September 29, 2010 for \$7,800 for appraisal work done for St. James parcel. Per Hans Larsen, Town Executive Director, and Allan Port, CPC Vice Chair, the work billed has been completed as stated and charged on the invoice.

Tony Parker moved to approve both the Gale Associates and Colliers bills as noted above. Stephen Murphy seconded the motion. Both invoices were approved for payment after a unanimous vote.

### **Fuller Brook Park DPW Transfer Bills**

CPC returned to the discussion of the old invoices from FBPCC. The agenda for the August 11<sup>th</sup> meeting notes that these transfers were distributed for review and consideration; however, the minutes did not show a vote.

It was noted, by the Chair, that 4 of the 5 DPW transfers were processed in FY10 by finance. 5 transfer bills were distributed as part of the agenda at the August 11<sup>th</sup> CPC meeting. The minutes currently reflect the approval of only one invoice by vote although all the bills were discussed for approval.

Stephen Murphy moved to hold a confirmatory vote to approve the transfer of funds for the DPW for the following four fiscal 2010 amounts:

\$24,893.74

\$138.79

\$12,231.03

\$4,192.35

Tony Parker seconded the motion and after a vote, the motion to confirm approval of the above amounts transferred by finance from DPW to the CPC Fuller Brook Park Project carried unanimously.

### **Update and Discussion of Potential St. James Project**

Allan Port gave an update on the St. James project as presented by Gale Associates. He reported that they established that an ice rink, swimming pool, and playing fields can be situated on the site. It was noted that there had been additional discussion surrounding the possible use of a bubble – an issue raised by Mr. Andy Wrobel of the Recreation Commission. Gale Associates did not recommend the use of a bubble for aesthetic and practical reasons.

The Chair noted that Katherine Babson, Chair Board of Selectmen, requested that CPC ask Al Robinson, Town Counsel, to give his opinion regarding the amount eligible for

CPC funding. It was noted that Ms. Babson specifically asked CPC and Mr. Robinson not to address the “bubble” question because she thought that was a premature discussion. Don McCauley mentioned that beyond CPA eligibility issues, the look and footprint of a bubble does not seem like the right use of the space. The Chair noted that without the bubble the whole field is CPA eligible and therefore that would be the opinion he would request. A number of other members of the CPC indicated that they felt the bubble was a distraction or undesirable.

Don McCauley noted that the Gale Associates report was very thorough. The plan they provided included a field with lights on the east side of the property (away from residential properties). Next to the field would be an L shaped rink and swimming pool with shared facilities that could be built in stages. The total cost of the project in the neighborhood of \$17 million -- this is just the construction costs -- not the land acquisition. There were some questions regarding parking capacity and traffic implications that will need to be discussed. Wetlands would not be disturbed with the current plan. Possible thought could be given to connecting this space to surrounding trails and Morses Pond. In summary, Mr. McCauley indicated confidence that the project can be done but issues of financing and of course land acquisition are still open.

With regard to the traffic and parking questions, Jim Conlin offered his opinion on current attendance at meets around town. Don McCauley suggested that traffic impacts would be important to consider in light of recent developments on that stretch of Rt. 9.

There was additional discussion around the issue of the bubble. Joan Gaughan and Allan Port both commented on the ineligibility of CPC funding for structures. Jim Conlin indicated that the bubble question was a distraction.

The Chair suggested that the request to Mr. Robinson be about how much of the parking, setbacks, and common space can be covered by CPA funding. Several members expressed opinions about how the portion of costs eligible for funding could be calculated. Tony Parker suggested that CPC request Mr. Robinson to give his opinion based in the current Gale Associates plan. The Chair agreed to ask Mr. Robinson to provide his opinion on how much of the land would be eligible for CPC funding using the current Gale Associates plan.

### **December Special Town Meeting**

Jim Conlin noted that the Warrant for Special Town meeting may have closed on Friday. The Chair will look into the closing date of the warrant.

The Chair noted that it was unlikely that St. James would be ready for discussion at the December Special Town Meeting. However, he would like to remind people how the Sprague field was handled at the ATM. The project was under Article 20 which had three motions made to accommodate: general town funding, CPA funding, and private funding. The first motion was from the BOS to borrow their portion; the second from the CPC for their funding; and then a third motion to accept up to a specified amount from

private funding. The Chair feels that this should be the model for the funding of St. James and under that warrant article the CPC will propose the CPC funding request.

The Chair asked the committee, if the STM warrant is still open, would they want to put a CPC article on the warrant? The main project before the CPC is for supplemental funding for the clock tower project. He noted that Advisory indicated last Wednesday that they would be amenable to discussing the issue. There was a brief discussion around the timing of CPC funding with multiple opinions on when CPC should entertain funding requests.

Stephen Murphy moved to put in a general CPC article on the Warrant for the STM on December 6. Tony Parker seconded the motion.

A vote was held with the following in favor: Stephen Murphy, Jim Conlin, Bob Goldkamp, Don McCauley, Joan Gaughan, Tony Parker, and Jack Morgan. Allan Port voted no, with Kara Cicchetti absent. The motion therefore carried 7 to 1.

### **State Match**

The Chair noted that the State Match was down, based on a combination of real estate fees that were up through March and then declined steeply. In addition, the aggregate revenue that those funds are being matched against is continuing to grow as more communities adopt the CPA and tax levies increase. Unless the general court decides to pass SB90 the Chair doesn't believe CPC can count on a healthy state match until the real estate market comes back up. He suggested that CPC is looking at between \$1.1 - \$1.2 million in revenue for several years and CPC is getting to a point where there are more projects coming before the committee than CPC may have funds to support.

### **Updates on Approved or Potential New Projects**

The Chair noted that there has been no movement on the Electric SubStation project.

The Hills Library chimney is apparently being funded from the Selectmen out of the general fund. Beyond the chimney, there was additional funding needed to repair a boiler issue. It does not appear this project will come before CPC.

Construction on Waldo Court is to commence soon. The Chair noted that there had been some question from the State regarding the using the CPA portion of funding first. It has been communicated to the WHA and the State that the CPC and Town Meeting voted that CPA funds would be used after the State funding was exhausted. CPC awaits any additional questions or feedback.

The Abbot Road/ Belvedere sign has been recreated and is ready to be erected. Tory DeFazio is working with DPW and will keep the CPC updated.

Allan Port moved to adjourn the meeting at 9pm. Stephen Murphy seconded the motion. The motion carried unanimously and the meeting ended at 9:00pm.